

## KENSINGTON REVITALIZATION Fact Check

**Sector Plan:** a plan depicting land use and zoning for Kensington over a 20 year period. The current Plan has not been updated since 1978. The new Plan calls for intersection improvements, parking, parks, restaurants, shops, and sidewalks while preserving the historic character of the Town. The Plan has been approved by the Town and County Planning Board, and will be reviewed by the County Council in early 2011.

**CR Zone:** a new County wide zone allowing mixed uses such as commercial, office and residential; Kensington has CR designations in the new Sector Plan. The Zone is being amended by the Town, County Planning Board, and County Council to accommodate the Town's unique needs. The County Council will take up the amendments in late summer.

**Design Guidelines:** a document being drafted by the Town and County Planning Board stipulating detailed guidelines on how Kensington may be improved; i.e., green space, parking, pedestrian access, signage and streetscape. This document will be the most important tool for Kensington to ensure revitalization is compatible with our small town character and tastefully designed—controls we do not have today. The Town will be conducting a roundtable worksession on the Guidelines this fall—notice of the meeting will be forthcoming.

**Public Input and Meetings:** Discussions began in September 2006 with a community meeting in March 2007, where over 200 comments were received. Since the process began, the Town and County have held 39 advertised public meetings.

**Connecticut Avenue Height:** Seventeen (17) land segments along Connecticut Avenue will be rezoned to CR under the new Sector Plan. Of those 17, five (5) will be designated at 75 feet. And of those five, only three (3) will be an increase in height from current zoning. Two (2) properties may already construct as high as 97 feet and will be lowered to 75 feet under the new Plan. The Design Guidelines, among other things, will further stipulate that building heights step-down or be lower where they are adjacent to residential zones.

For more information on the Town's revitalization, call (301) 949-2424 or log onto [www.tok.md.gov](http://www.tok.md.gov).



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## Proposed Zones in Sector Plan

